

DETERMINATION OF NON-SIGNIFICANCE

Description of Proposal: Annual Review CPZ2008-00022 – NE 139th Street

The property owners are seeking to change the Comprehensive Plan and zoning designation for parcels 185700-000 and 185726-000 (8.12 acres) from Urban Medium density residential with R-18 zoning to General Commercial with CH zoning. Three parcels, 185672-000, 185727-000 and 185796-000, with a Light Industrial designation and ML zoning to General Commercial and CH zoning. Lastly, one parcel, 185759-000 which is currently split zoned. The applicants are seeking a change 5.95 of the 11.9 acres from Light Industrial to Urban Medium and R-18 zoning. Located generally at the northeast corner of NE 139th Street and NE 10th Avenue.

Proponent: Eric Eisemann, E2 Land Use Planning Services, LLC.

Location of proposal, including street address, if any: 13914 NE 16th Ave., Vancouver, WA. 13910 NE 10th Ave., Vancouver, WA. 14002 NE 16th Ave., Vancouver, WA. 14019 NE 10th Ave., Vancouver, WA. 1308 NE Knowles Dr., Vancouver, WA.; SW Quarter Section 23, Township 3 North, Range 1 East of the Willamette Meridian

Lead Agency: Clark County, Washington

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

Comments must be submitted by: **April 4, 2008**

Responsible Official: Marty Snell
Position/title: Director, Community Planning
Address: Clark County Community Planning
1300 Franklin Street; 3rd Floor
P.O. Box 9810
Vancouver, WA 98666-9810

Date: _____ **Signature:** _____

The staff contact person and telephone number for any questions on this review is Jeff Niten, **Annual Review Coordinator, (360) 397-2280 Ext. 4909.**

**ENVIRONMENTAL CHECKLIST REVIEW BY LEAD AGENCY
CLARK COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION/ENVIRONMENTAL REVIEW**

Name / File Number of Proposal: Annual Review CPZ2008-00022 – NE 139th Street

Section A. BACKGROUND

Description: The property owners are seeking to change the Comprehensive Plan and zoning designation for parcels 185700-000 and 185726-000 (8.12 acres) from Urban Medium density residential with R-18 zoning to General Commercial with CH zoning. Three parcels, 185672-000, 185727-000 and 185796-000, with a Light Industrial designation and ML zoning to General Commercial and CH zoning. Lastly, one parcel, 185759-000 which is currently split zoned. The applicants are seeking a change 5.95 of the 11.9 acres from Light Industrial to Urban Medium and R-18 zoning in order to have the entire parcel zoned R-18. Located generally at the northeast corner of NE 139th Street and NE 10th Avenue.

Location: 13914 NE 16th Ave., Vancouver, WA. 13910 NE 10th Ave., Vancouver, WA. 14002 NE 16th Ave., Vancouver, WA. 14019 NE 10th Ave., Vancouver, WA. 1308 NE Knowles Dr., Vancouver, WA.; SW Quarter Section 23, Township 3 North, Range 1 East of the Willamette Meridian

Proponent: Eric Eisemann
E2 Land Use Planning Services, LLC.
1014 Franklin St., suite 204
Vancouver, WA 98660

Section B. ENVIRONMENTAL ELEMENTS

(NOTE: Any proposed mitigation measures are immediately preceded by the word "Mitigation:" and are noted in italic print)

1. **Slopes** – The majority of this site, 92%, contains slopes that are 0-5%. The remaining portion of the site contains slopes between 5-10%.
2. **Soils** – Soils on the site are shown in the USDA Soil Conservation Service's "Soil Survey of Clark County, Washington." The Soil Survey shows that the composition of the soils is 28% CvA, 20% is GeD, 52% is GeB. 72% of soils on the site are considered non-hydric.
3. **Air** – No impacts are anticipated with this non-project proposal. Any future development of the site may generate dust during any construction phase that may occur and vehicle emissions during construction and the ultimate use of the property. Site-specific SEPA review may be required at the time of development.
4. **Surface Water** – There are no mapped lakes or ponds of water, wetlands or streams located on, or in the immediate vicinity of this site according to the Clark County GIS mapping data. According to the Salmon Creek Interchange Project Environment Assessment, Final Wetlands Biology Discipline

Report, April 2007, prepared by HDR Engineering, Inc. there may be Type 1 wetlands in close proximity to the site.

5. **Ground Water** – The Clark County GIS mapping data does not indicate any ground water resources.
6. **Plants** – Fir trees, shrubs and grass are found on the site according to the applicant's SEPA Checklist. Currently, no removal or alteration of vegetation or additional landscaping is proposed with this non-project action.
7. **Wildlife** – Songbirds and rodents have been observed on the site, as described in the applicant's checklist. No threatened or endangered species are identified in the applicant's submittal.
8. **Energy and Natural Resources** – No energy resources are needed as a part of this non-project action.
9. **Environmental Health** – No environmental health hazards will occur and no new noise sources will be created as a part of this non-project action.
10. **Land and Shoreline Use** – The subject site currently supports single-family residences and a veterinary clinic according to the applicant's SEPA checklist. It is currently zoned for multi-family residences and light industrial uses. No development plans are proposed as a part of this non-project action.

The parcels surrounding the 27.05 acre site are designated and zoned as follows:

North – Mostly undeveloped parcels zoned for light industrial uses.

South – A mix of developed and undeveloped parcels zoned for light industrial uses.

East - I-5 and I-205 interchange.

West – Mostly developed parcels zoned R-18.

11. **Housing** – NA
12. **Aesthetics** – NA
13. **Light and Glare** – NA
14. **Transportation** – Interstates 5 and 205 lie to the east of this site. The Salmon Creek Interchange project will construct 139th Street, but will restrict access to the site.
15. **Public Services** – Utilities currently available at the site include natural gas, electricity, water, refuse service, sanitary sewer and telephone. Public Services will not be impacted as a part of this non-project action.

Section D. Non-Project Actions

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Future additional commercial uses and multi-family homes on the subject parcel would increase impervious surfaces and discharges to storm water, emissions to air, and noise production. According to the applicant's SEPA checklist no toxic or hazardous substances would be released or stored.

2. How would the proposal be likely to affect plants, animals, fish or marine life?

There would not be significant impacts to any plants, animals, fish or marine life due to the change in Comprehensive Plan designation and zoning.

3. How would the proposal be likely to deplete energy or natural resources?

No significant impact on these resources will occur with this non-project action. Additional electrical, water, and/or natural gas will be needed to serve commercial sites.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection: such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

According to Clark County GIS no environmentally sensitive historically significant areas exist on the subject site. According to the Salmon Creek Interchange Project Environmental Assessment; Final Wetlands Biology Discipline Report, April 2007, completed by HDR Engineering there may be category 1 wetlands in close proximity to this site.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The site is zoned light industrial and R-18. It is developed with multi-family residences, several outbuildings, and a veterinary clinic. Generally speaking, future commercial uses on the site would be compatible with the multi family zoning to the north and west.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The site is developed with single-family residences, several outbuildings and a veterinary clinic. The site has electricity, natural gas, refuse service, water, sewer and telephone service. Additional commercial uses on the subject site will increase demands on transportation and public services. C-Tran is relocating a park and ride close to the site.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal for a Comprehensive Plan designation and zone change is being considered in accordance with the procedural requirements for annual reviews under Clark County Code. Future applications for development of the property will be reviewed for compliance with current and applicable code standards.